

**MINUTES OF THE MEETING OF THE  
CITY OF SEAFORD BOARD OF ADJUSTMENT AND APPEALS**

August 5, 2020

12:00 p.m.

City Manager, Charles Anderson, called the meeting to order with City Solicitor Daniel Griffith and Mike Bailey, Building Official present.

City Manager Charles Anderson, called for a motion to approve the minutes of the Board of Adjustment meeting held on July 8, 2020. City Solicitor, Daniel Griffith, made a motion to approve the minutes. City Manager, Charles Anderson, seconded the motion; motion so passed with all present voting in favor.

City Manager, Charles Anderson, then turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented **Case No. V-06-20**: Pritchett Properties LLC., property owner of vacant land on Hurley Park Drive, Tax Map and Parcel # 531-10.18-129.00 and 132.00, is seeking a variance of section 15-15 a) (1) and (2), of the City of Seaford Zoning Ordinance to reduce the minimum lot size to be less than the 7,500 square foot minimum and the lot width below the 75' minimum required for a proposed property subdivision; zoning is R-1 Low Density Residential.

Mr. Bailey stated, that as presented the property owners are requesting a variance for the lot size minimum on the existing parcels located on Hurley Park Drive. The required width is 75', however they are requesting that the parcels be approximately 50' wide.

Mr. Bailey stated that Ken Christenbury, representing Axium Engineering, as well as Kevin Pritchett, property owner, were present to answer any questions.

City Manager, Charles Anderson, solicited any questions from the Board members;

City Manager, Charles Anderson, clarified that the existing lots surrounding that area have approximately a 50' wide parcel frontage; all of which were built prior to the new Code being in place requiring the 75' minimum.

Mr. Bailey stated yes, that was correct. Majority of the lots are comparable in size to the ones presented.

City Solicitor, Daniel Griffith, asked how many lots would be eliminated if they would subdivide with the required lot frontage.

Mr. Christenbury stated that the presented request would allow eleven (11) lots. By combining them to create the minimum frontage, they would have to reduce the request by four (4) lots.

City Solicitor, Daniel Griffith, asked if the project would consist of all residential homes being built on the proposed lots.

Mr. Christenbury stated yes.

With no further questions from the Board members, City Manager, Charles Anderson, solicited any questions from the public; there were none.

City Manager, Charles Anderson, solicited a motion.

City Solicitor, Daniel Griffith made a motion to approve the variance request to reduce the minimum lot width below the 75' square foot minimum and the 7,500 sq. ft. lot size required for a proposed property subdivision. City Manager, Charles Anderson, seconded the motion; motion so passed with all present voting in favor.

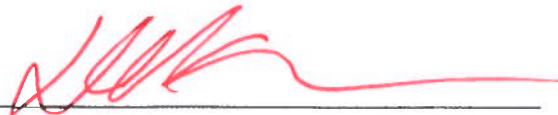
### **Decision**

City Solicitor, Daniel Griffith, approved the variance request per section 15-15 a) (1) and (2), of the City of Seaford Zoning Ordinance to reduce the minimum lot size to be less than the 7,500 sq. ft. minimum and the lot width below the 75' minimum required for a proposed property subdivision on vacant land on Hurley Park Drive, Tax Map and Parcel # 531-10.18-129.00 & 132.00, zoned R-1 Low Density Residential.

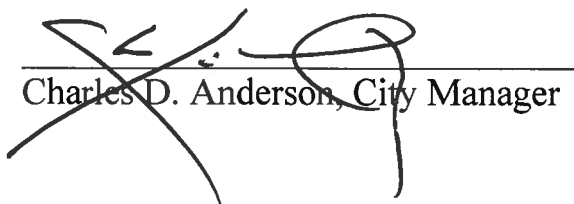
City Manager Anderson seconded the motion and the motion was unanimously approved dated October 7, 2020.

With no further business to discuss; City Manager, Charles Anderson called for a motion to adjourn the regular meeting of the Board of Adjustment and Appeals.

City Solicitor, seconded the motion; the regular meeting of Board of Adjustment and Appeals was adjourned at 12:10 p.m.



Daniel A. Griffith, City Solicitor



Charles D. Anderson, City Manager